003.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,300 / 935,300
					USE VALUE:	935,300 / 935,300
					ASSESSED:	935,300 / 935,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-39	MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSTA MANUEL R & ROBIN A
Owner 2:	
Owner 3:	
Street 1:	62 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAPUTO MARIE TRUSTEE -
Owner 2:	THE MELROSE TRUST -
Street 1:	22 NEWPORT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2574 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	476,100	4,400	454,800	935,300
Total Card	0.114	476,100	4,400	454,800	935,300
Total Parcel	0.114	476,100	4,400	454,800	935,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.36 | /Parcel: 363.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 2482
GIS Ref:
GIS Ref:
Insp Date: 10/03/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	476,400	4400	4,950.	454,800	935,600	935,600	Year End Roll	12/18/2019
2019	104	FV	372,900	4400	4,950.	483,200	860,500	860,500	Year End Roll	1/3/2019
2018	104	FV	372,900	4400	4,950.	352,500	729,800	729,800	Year End Roll	12/20/2017
2017	104	FV	351,400	4400	4,950.	307,000	662,800	662,800	Year End Roll	1/3/2017
2016	104	FV	351,400	4400	4,950.	261,500	617,300	617,300	Year End	1/4/2016
2015	104	FV	315,900	4400	4,950.	255,800	576,100	576,100	Year End Roll	12/11/2014
2014	104	FV	315,900	4400	4,950.	210,300	530,600	530,600	Year End Roll	12/16/2013
2013	104	FV	327,700	4400	4,950.	200,100	532,200	532,200		12/13/2012

!247!

PRINT: Date 12/10/20 | Time 16:05:13

LAST REV: Date 10/26/17 | Time 15:27:20

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 247

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPUTO MARIE TR	54553-164		4/16/2010	Estate/Div	590,000	No	No		
MAGGIO ERNESTIN	24320-474		3/2/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	2482
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/3/2016	Meas/Inspect	DGM	D Mann
2/4/2009	Meas/Inspect	189	PATRIOT
3/22/2000	Inspected	263	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98000199
Adj $ / SQ:	184.746
Other Features:	150000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690042
Depreciation:	213913
Depreciated Total:	476129

COMMENTS

UAT NOT USED SINCE 99.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

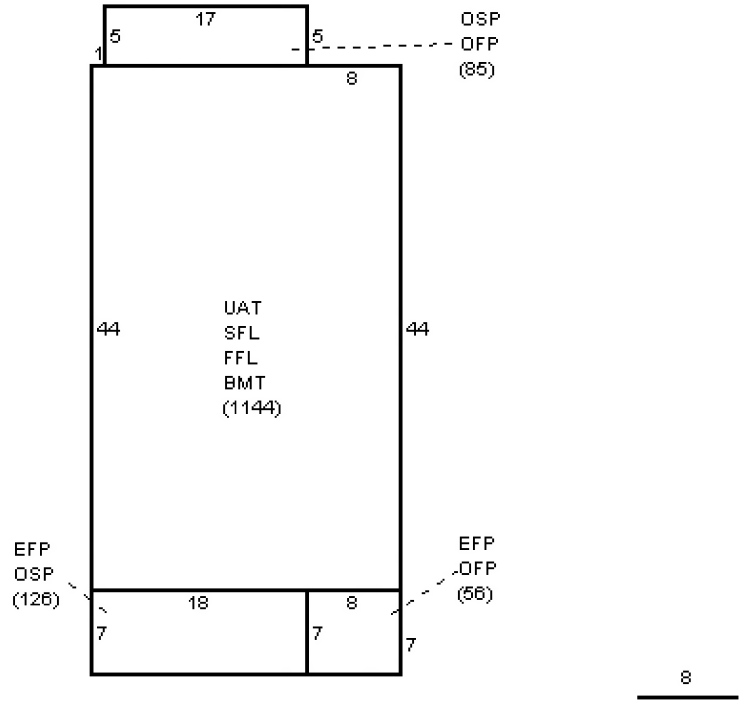
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.420	63,405
FFL	First Floor	1,144	184.750	211,349
SFL	Second Floor	1,144	184.750	211,349
UAT	Upper Attic	286	129.320	36,986
OSP	Screen Porch	211	26.220	5,532
EFP	Enclos Porch	182	41.340	7,524
OFP	Open Porch	141	27.640	3,897
	Net Sketched Area:	4,252	Total:	540,042
Size Ad	2288	Gross Are	5110	FinArea 2574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.75
Special Features:	0	Val/Su Net:	111.97
Final Total:	476100	Val/Su SzAd	208.09

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400